

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Town of Richmond
Planning Board Public Meeting
March 6, 2018 7:30 PM Veterans Hall**

Members Present:

Lloyd Condon, (Chairman)
Richard Drew (Vice Chairman)
Seth Reece (Secretary)
Norma Thibodeau
Butch Morin (Alt.)

Members Absent:

Harry Brake
Chris Daugherty, Selectman Rep

Meeting called to order at 7:30 PM.

Butch Morin seated for Harry Brake.

1. Public:

No one from the public.

2. Mail:

Invitation to the southwest Region Planning Commission's Winter Meeting to be held at Scores Sports Bar and Grille in Keene, NH., Butch Morin will be attending. This years topic will be presented by the Monadnock Region Energy Forum in conjunction with New Hampshire Energy Week.

March-April issue of the New Hampshire town and City.

Update from Eversource in reference to the Start of Construction 379 Transmission Line Maintenance Project. Eversource is proposing to replace nine existing utility structures in the Town of Richmond. Replacement is scheduled to being the week of February 26, 2018.

3. Minutes of February 20, 2018:

Page 2, Under 4. Minutes of February 6, 2018 end of sentence change the word not to no.

Motion made by Vice Drew to accept the minutes as amended. Seconded by Seth Reece. All in favor. Non opposed. Motion carries

4. Heavy Construction Regulations:

The Planning Board asked the Southwest Region Planning Commission if they would review the Heavy Construction and Blasting Regulations for Richmond. Lisa Murphy agreed to review the Regulations and cross reference them with the Excavation Regulations, Site Plan Review and Subdivision Regulations. This will be done on the Planning Boards yearly membership dues.

5. Map 201 Lot 56:

This is in reference to the Map 201 Lot 56 known as the Four Corners property . At the March 8, 2016 Town Meeting Article 2 asked for the town to vote to zone the .86 acre piece of property as commercial to be used for a General Store. The town did a ballot vote with 147 who voted yes and 38 who voted no, within the article it referenced specific guidelines to be followed set forth to retain and port the town's rural character. The Richmond Community Development Association (RCDA) who worked to reclaim the property asked the Planning Board to go one step further and accept the guidelines at a Planning Board meeting. The Design Guidelines for the 2016 Land Use Warrant has a few items that would be lot specific for a proposed general store located in the center of town.

After reviewing the guidelines the only spot that the Planning Board felt they didn't want to accept under Design Review Guidelines, first paragraph third line down, last sentence after the RSA:20 **-these guidelines need not be voted by the Town on the ballot, however, the PB may want to adopt them as part of their site plan review regulations for any future commercial use properties.** This section was removed before the Planning Board voted. But the rest of the document will follow Map 201 Lot 56 through it's development.

Concern was mentioned that the Planning Board has Site Plan Regulations in place and any applicant would have to also follow the site plan review as stated in the Richmond Site Plan Regulations as well as the review guidelines.

An email was shared in reference to a meeting of the RCDA, Town of Richmond Selectmen and several realtors scheduled for Monday March 12, 2018 @ 5:45 to discuss selling the Four Corners property for commercial development as a general store. The email is clear the liability issues for town ownership/construction are a concern and it's going to be considered being marketed for private sale and commercial development.

The Planning Boards discussed that the piece be sold for a store location and not any kind of commercial business. The majority of the town at the 2016 Town meeting voted to have the property as a general store.

Vice Drew made a motion for the Planning Board to support the design guidelines when accepting/approving an application of a site plan for the development of Map 201 Lot 56, the four Corners Store lot. Any applicant presenting a site plan for this lot shall be made aware of the guidelines and the Planning Board support of them.

Seconded by Seth Reece. Three in favor. One abstention. One no. Motion carries.

6. Other:

1. Pre-Warrant Budget meeting:

Pre-warrant meeting was held on March 16, 2018 and questions were asked about Article 6 to raise and appropriate the sum of \$15,000 for stage one of a two-year project for the construction of a parking lot with plantings on the Town lot know as four corners (Map 201 Lot 56). The planning boards consensus about this appropriation was this was an ill way to spend money and this is only phase one. This lot was voted by the towns people at the 2016 Town meeting by an overwhelming vote of 147 yes and 38 no to focus on a general store. The Selectmen used a traffic study as their basis for making their decision to propose a parking lot. It was mentioned

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that in the past it wasn't the traffic but local town people who kept the store alive. Yes, there are peak times for a local store with outside business but the majority comes for local purchases. The Planning Board discussed, at this time it is being used as a limited parking area with no problems other than spring and the property should be only mowed and allow the RCDA to use what time they need to exhaust all avenues for the construction of a general store. Starting work to create a parking area and then trying to sell the property for a general store just doesn't make sense.

With no other business before the board,

Motion made by Vice Drew to adjourn. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Meeting adjourned at 8:20 PM.

Respectfully Submitted

Kandace Mattson